



Cottonwood Heights

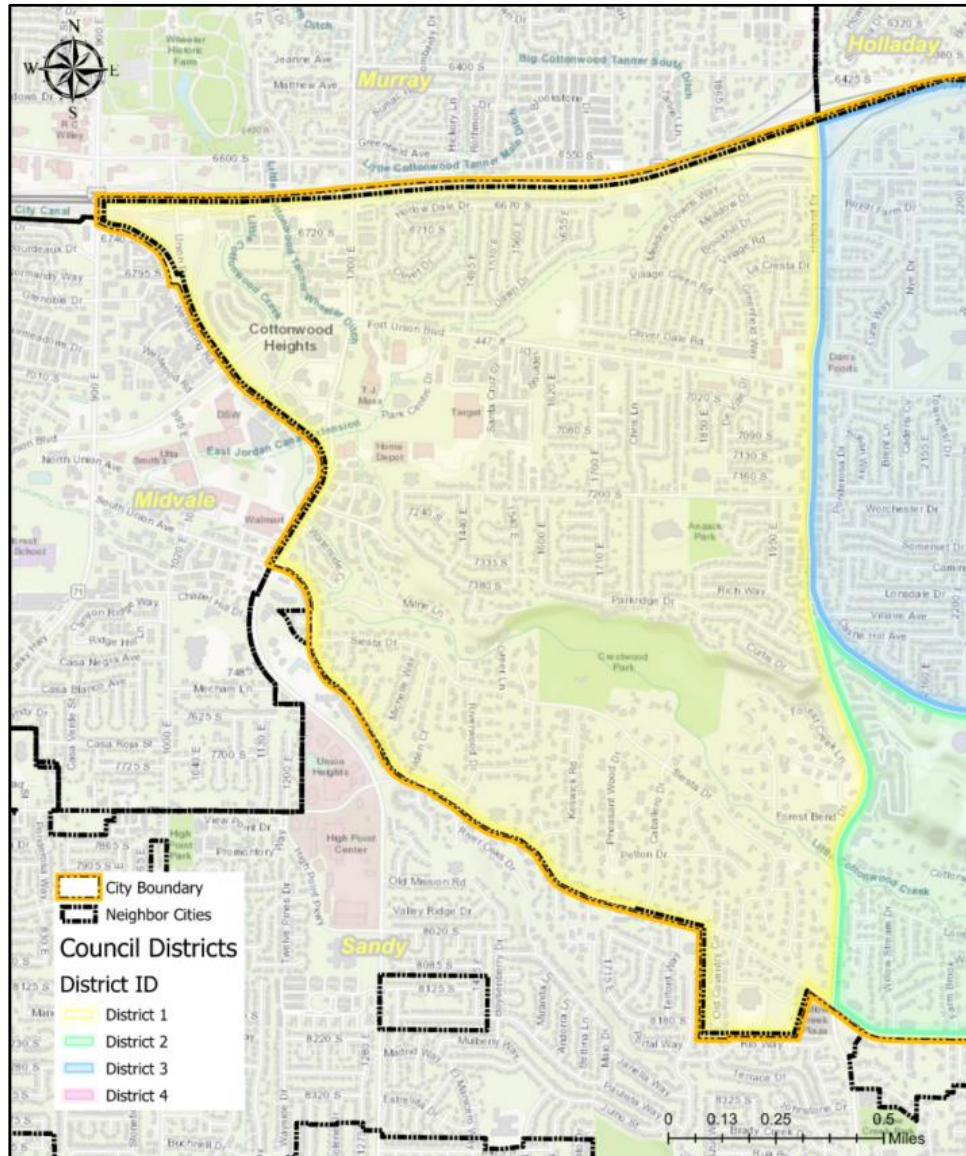
Community & Economic Development Department

## Major Development Activity Report September 2021

View the Interactive Map [here](#).

# District One

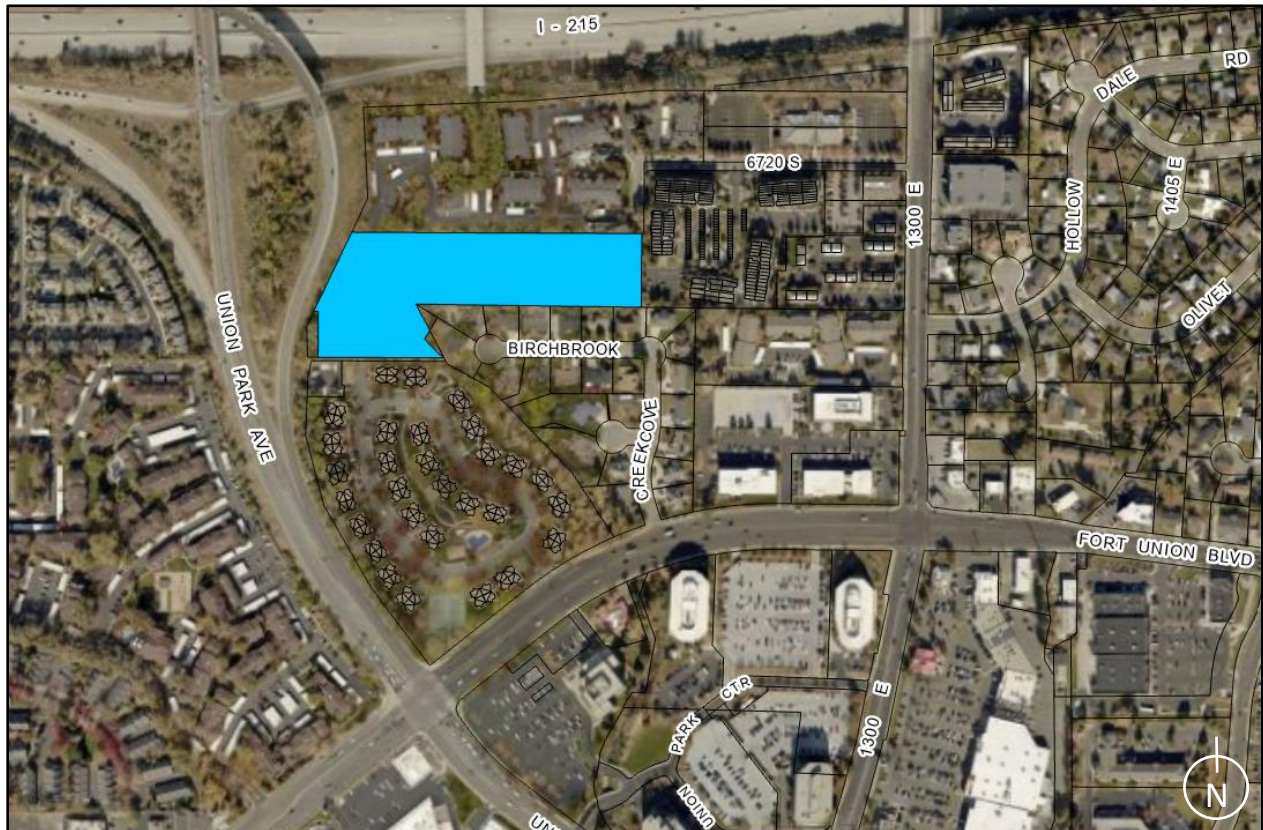
## Councilmember Douglas Petersen



## COUNCIL DISTRICT 1

### PROJECT UPDATE

<b>File:</b> FDP-20-001	<b>Project Name:</b> ICO Floodplain Development
<b>Address:</b> 6784 S. 1300 E.	<b>Applicant:</b> ICO Fort Union
<b>Type of Application:</b> Floodplain Development	<b>Project Zoning:</b> PDD-1 (Walsh)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> A building permit for Phase 1 of a multi-family project at this site was issued on August 30, 2021. This floodplain development application is being reviewed by city staff in conjunction with FEMA as part of the building permit process for subsequent phases of the project. Additionally, the applicant recently submitted building permit applications for a bridge, site work, and Phase 2 of the project.	



## District 1

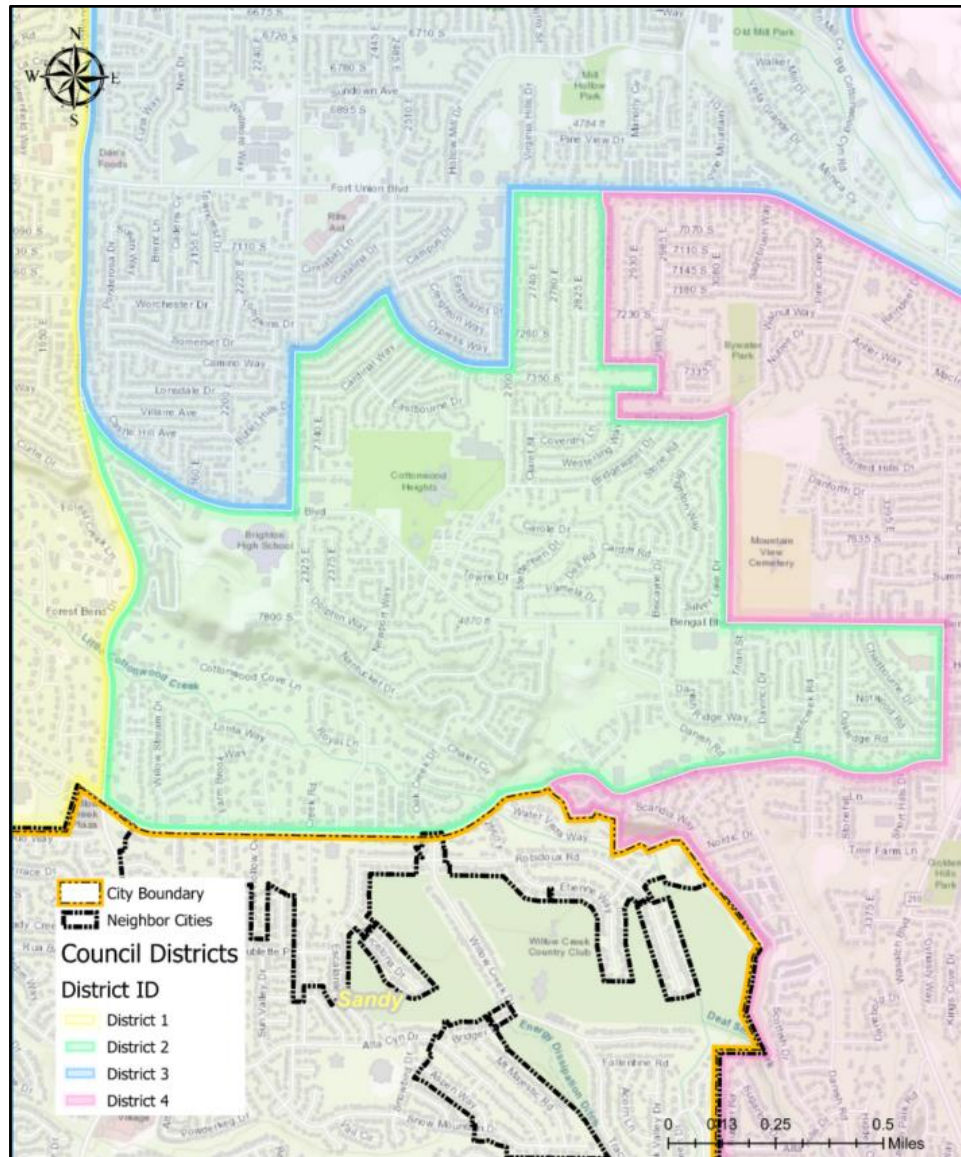
### Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0710	Tenant Improvement - First American Title	Tenant Improvement	6975 S UNION PARK CNTR	1
BP.21.0649	Tenant Improvement - Flex Fleet	Tenant Improvement	6975 S Union Park Center #500	1
BP.21.0617	Tenant Improvement - Union Park Centre	Tenant Improvement	6989 S 1300 E	1
BP.21.0561	Tenant Improvement - Horrocks	Tenant Improvement	1265 E Fort Union Blvd. #100	1
BP.21.0541	Seismic Station - Fire Station #110	Tenant Improvement	1790 E FORT UNION BLVD	1
BP-19-0889	NMFD - ICO Fort Union - Phase 1 (Bldg A - 72 units)	New Multifamily	6784 S 1300 E	1



# District Two

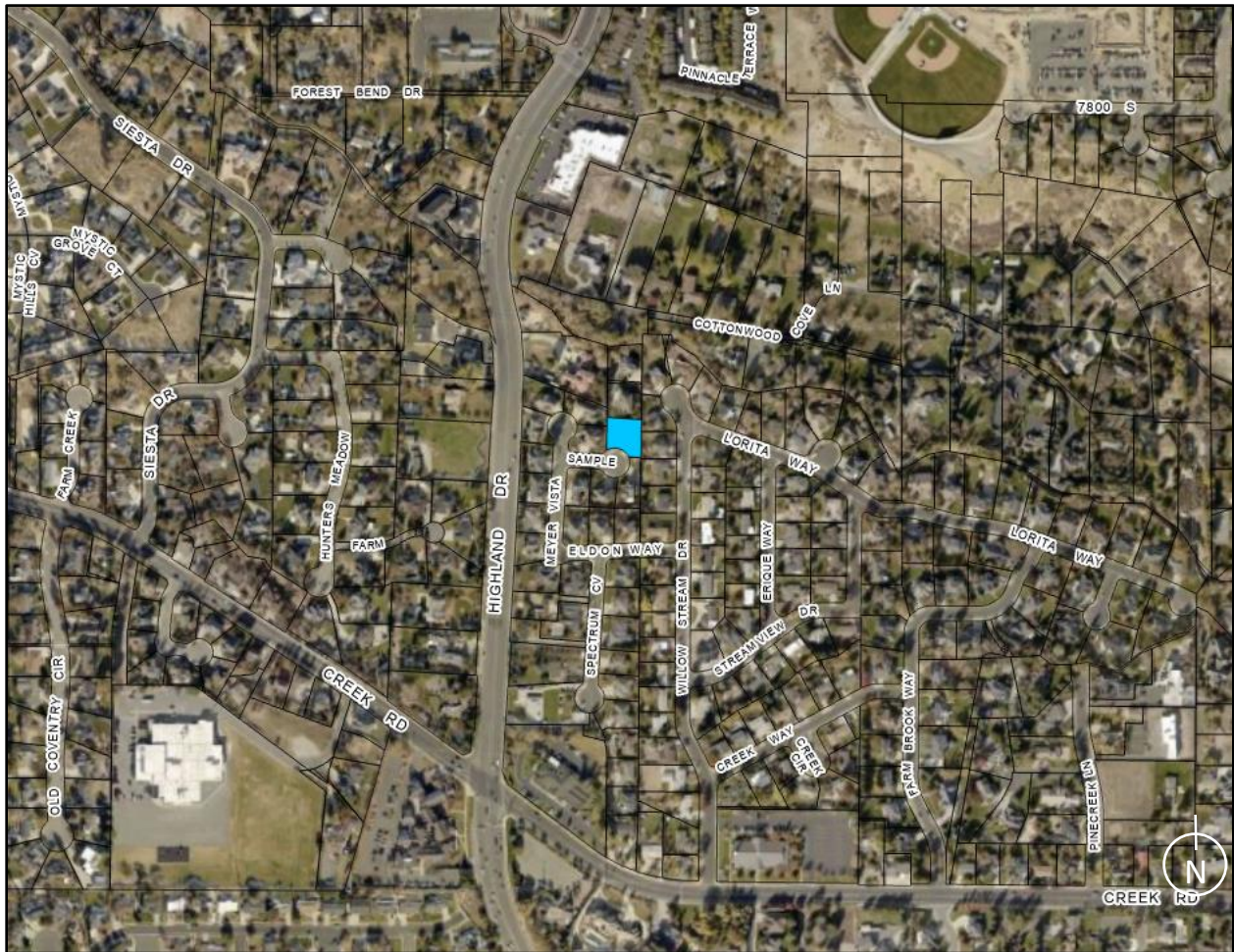
Councilmember Scott Bracken



## COUNCIL DISTRICT 2

### NEW PROJECT

<b>File:</b> CUP-21-014	<b>Project Name:</b> Goebel Wall Height Extension
<b>Address:</b> 7967 S. Sample Cv.	<b>Applicant:</b> Richard and Stacy Goebel
<b>Type of Application:</b> Conditional Use Permit	<b>Project Zoning:</b> R-1-8
<b>Next Meeting:</b> Administrative Hearing – October 6, 2021	<b>Staff Contact:</b> Maverick Yeh
<b>Status:</b> This conditional use application for a wall height extension will be considered at an Administrative Hearing on October 6, 2021. The applicant is requesting approval of a seven-foot fence to mitigate privacy and safety concerns between a neighboring property.	



## District 2

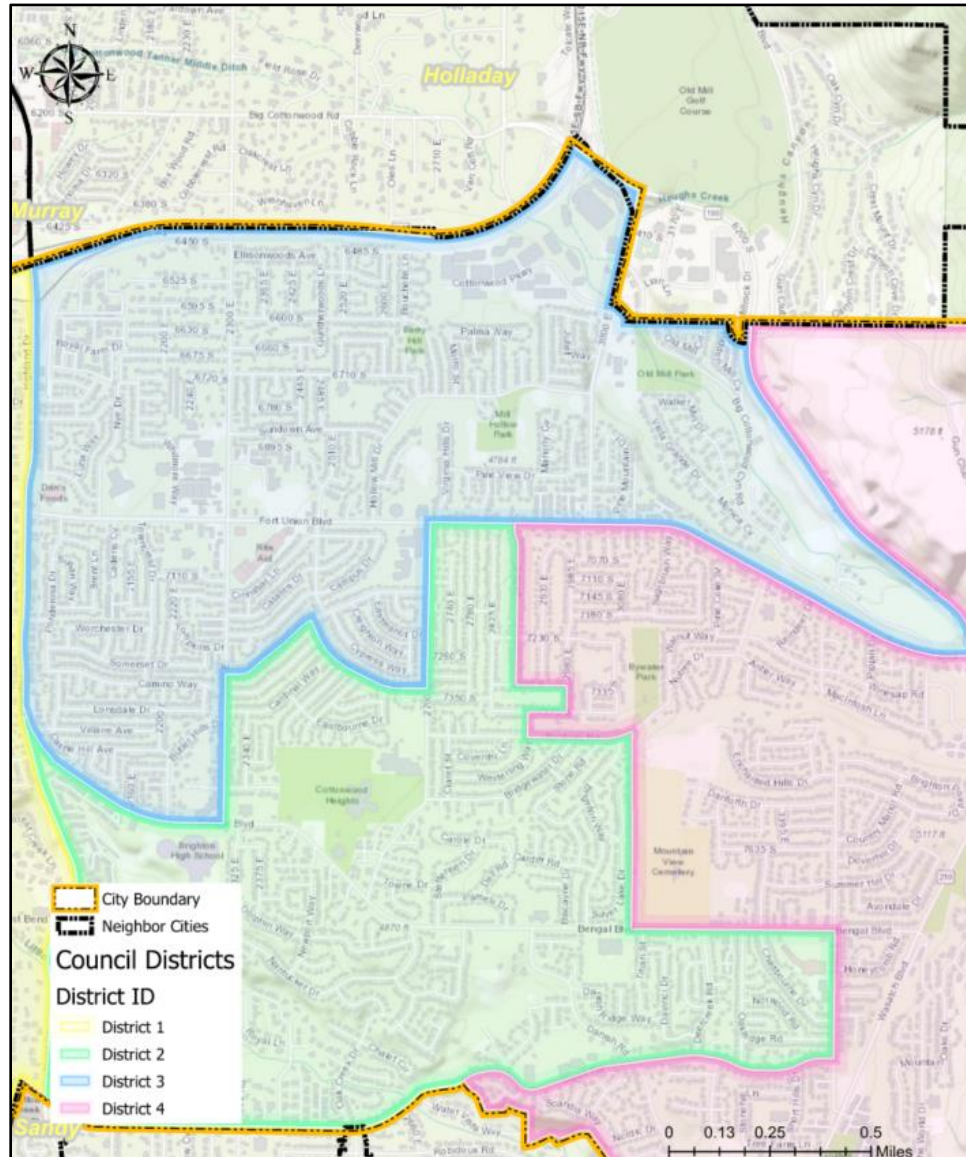
### Significant Building Permits

No significant building permits issued



# District Three

## Councilmember Tali Bruce





## COUNCIL DISTRICT 3

### NEW PROJECT

<b>File:</b> AHO-21-001	<b>Project Name:</b> Praxair Trailer Office
<b>Address:</b> 6880 S. 2300 E.	<b>Applicant:</b> Praxair Distribution Inc.
<b>Type of Application:</b> Expansion of a Nonconforming Use	<b>Project Zoning:</b> CR (Regional Commercial)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> Praxair Distribution Inc. requested to add a trailer office to an existing legal non-conforming site at 6880 S. 2300 E. This proposal was approved by the Appeals Hearing Officer in a public meeting on September 9, 2021.	



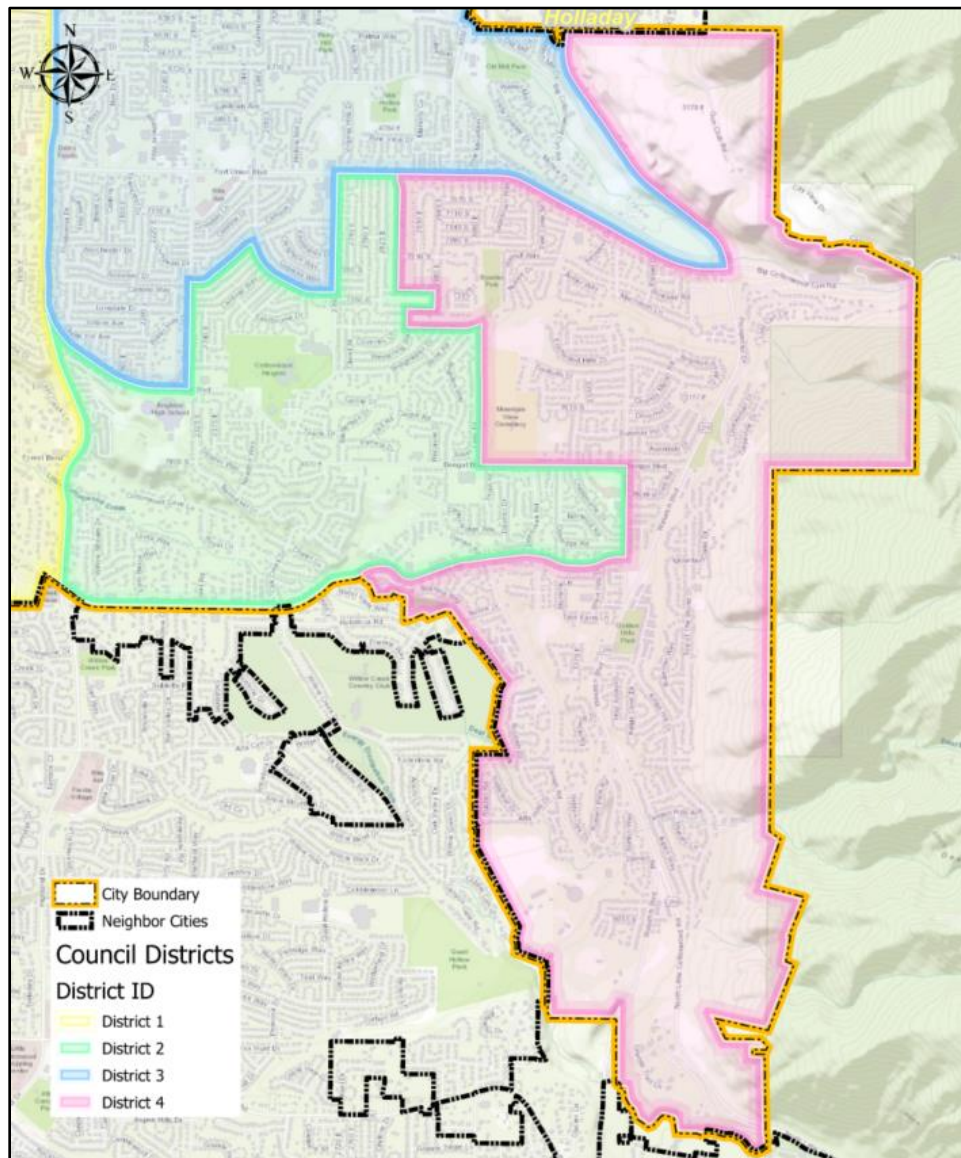
## District 3

### Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0557	Trailer Office - Praxair	Addition	6880 S 2300 E	3
BP.21.0472	Tenant Improvement - Royal Farms Apartments	Tenant Improvement	2102 E ROYAL FARM DR	3

# District Four

Councilmember Christine Mikell

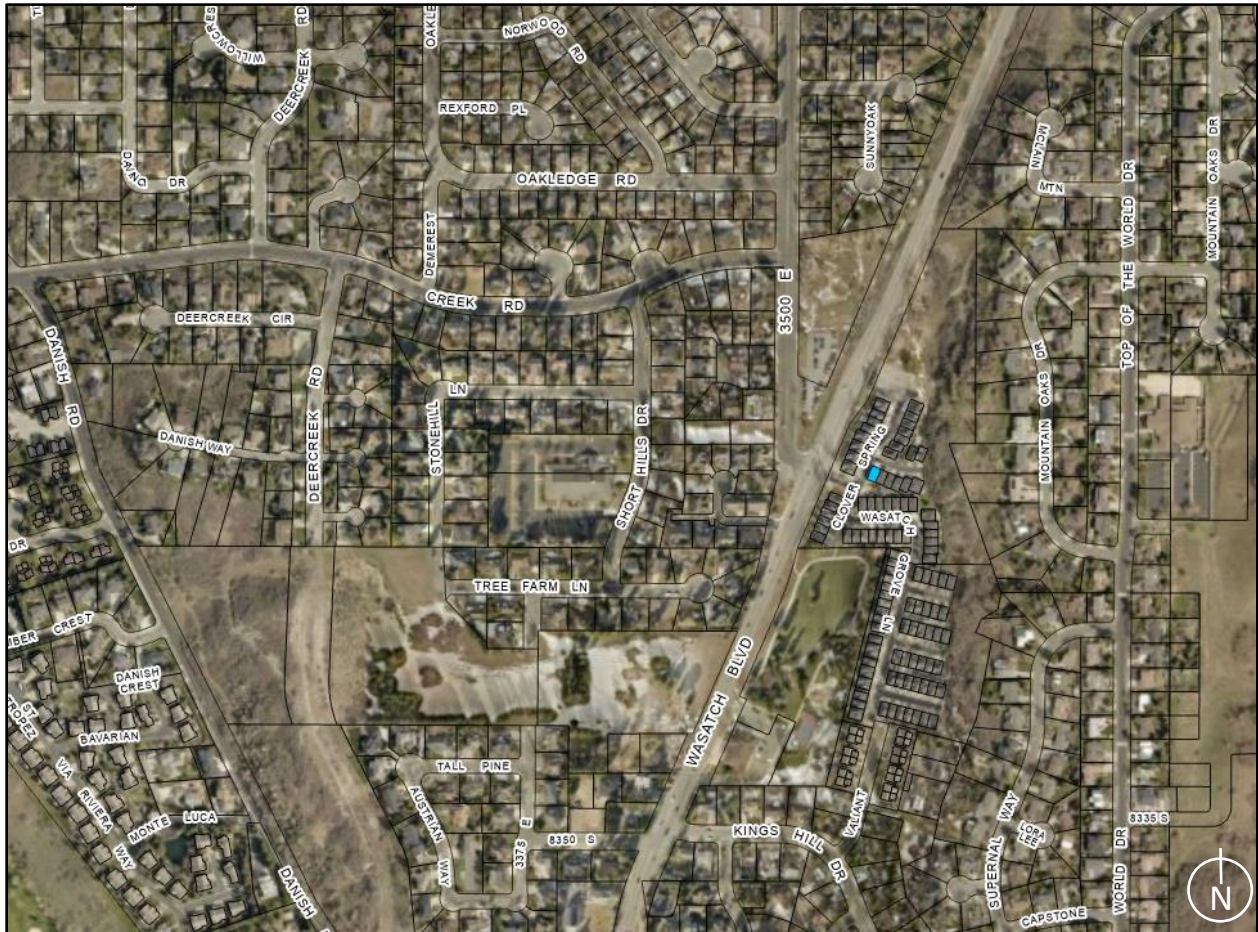




## COUNCIL DISTRICT 4

### NEW PROJECT

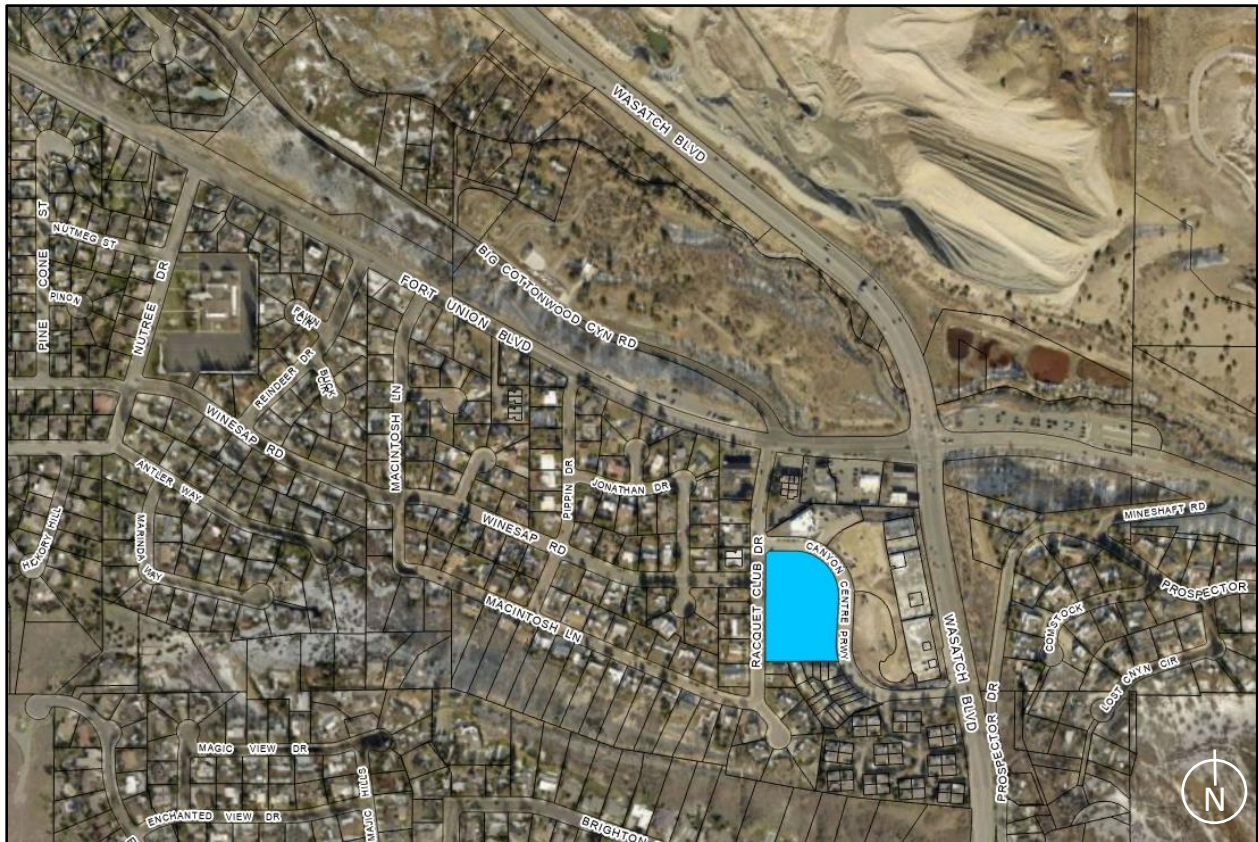
<b>File:</b> CUP-21-013	<b>Project Name:</b> Edmunds Short-Term Rental
<b>Address:</b> 3548 E. Wasatch Hills Ln.	<b>Applicant:</b> Jeff Bettinson
<b>Type of Application:</b> Conditional Use Permit	<b>Project Zoning:</b> R-2-8
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This conditional use permit application to operate a short-term rental at 3548 E. Wasatch Hills Ln., within the Oaks at Wasatch PUD, was approved during an Administrative Hearing on September 29, 2021.	



## COUNCIL DISTRICT 4

### NEW PROJECT

<b>File:</b> CUP-21-015	<b>Project Name:</b> Canyon Centre Apartments Modification
<b>Address:</b> 7358 S. Canyon Centre Pkwy.	<b>Applicant:</b> Mark Mabey
<b>Type of Application:</b> Conditional Use Permit	<b>Project Zoning:</b> MU
<b>Next Meeting:</b> To be Determined	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> This request constitutes a modification to the previously approved Canyon Centre Apartments project to increase the number of units from 113 to 140. After an initial staff review is completed, this application will be reviewed by the Planning Commission at a meeting this fall.	

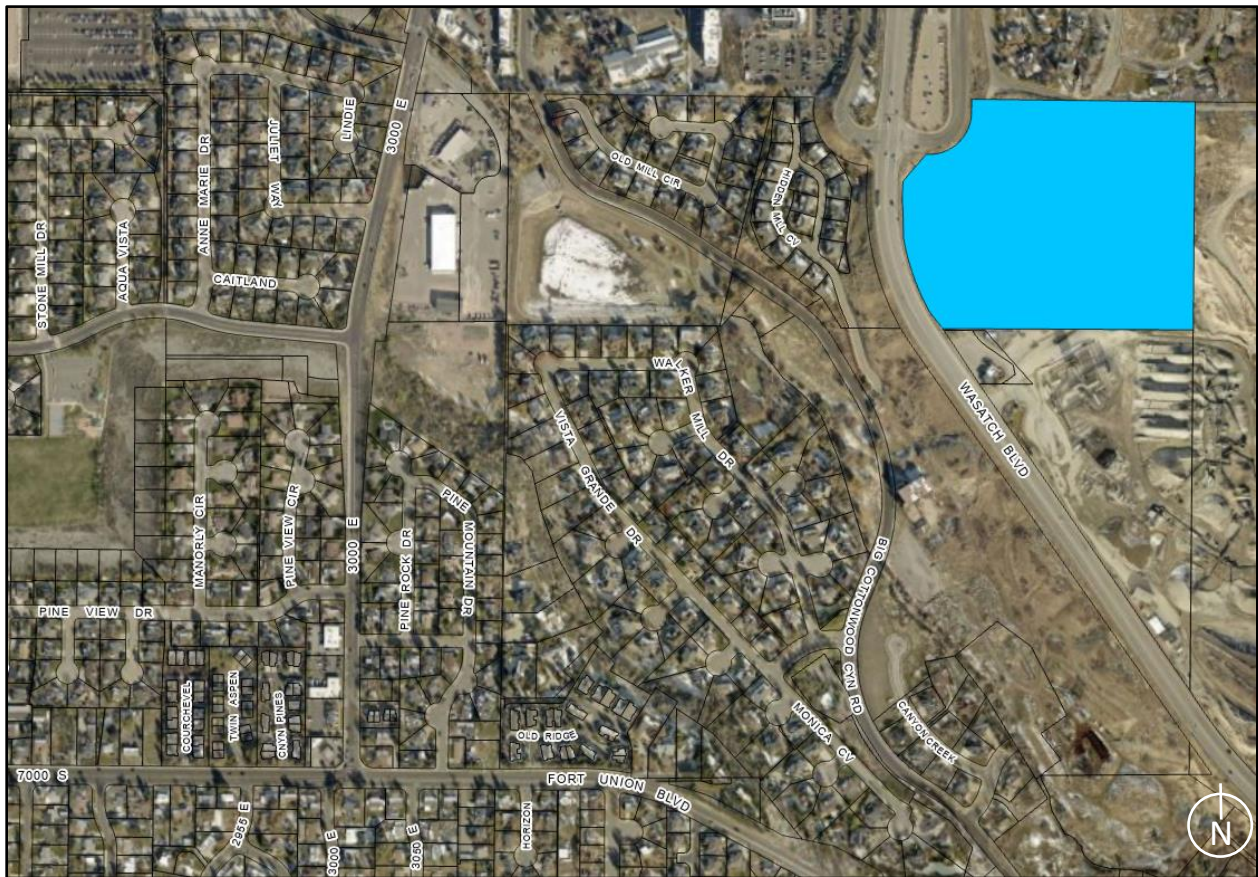




## COUNCIL DISTRICT 4

### NEW PROJECT

<b>File:</b> SUB-21-004	<b>Project Name:</b> Wasatch Gravel Pit Subdivision
<b>Address:</b> 6695 S. Wasatch Blvd.	<b>Applicant:</b> Rockworth
<b>Type of Application:</b> Minor Subdivision	<b>Project Zoning:</b>
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> This subdivision application is part of the Wasatch Gravel Pit development, which was approved by the City Council earlier this year. Prior to applying for building permits for the structures, the applicant is proposing to split the property into seven lots. As a subdivision with less than 10 lots, this application will be processed at the staff level.	

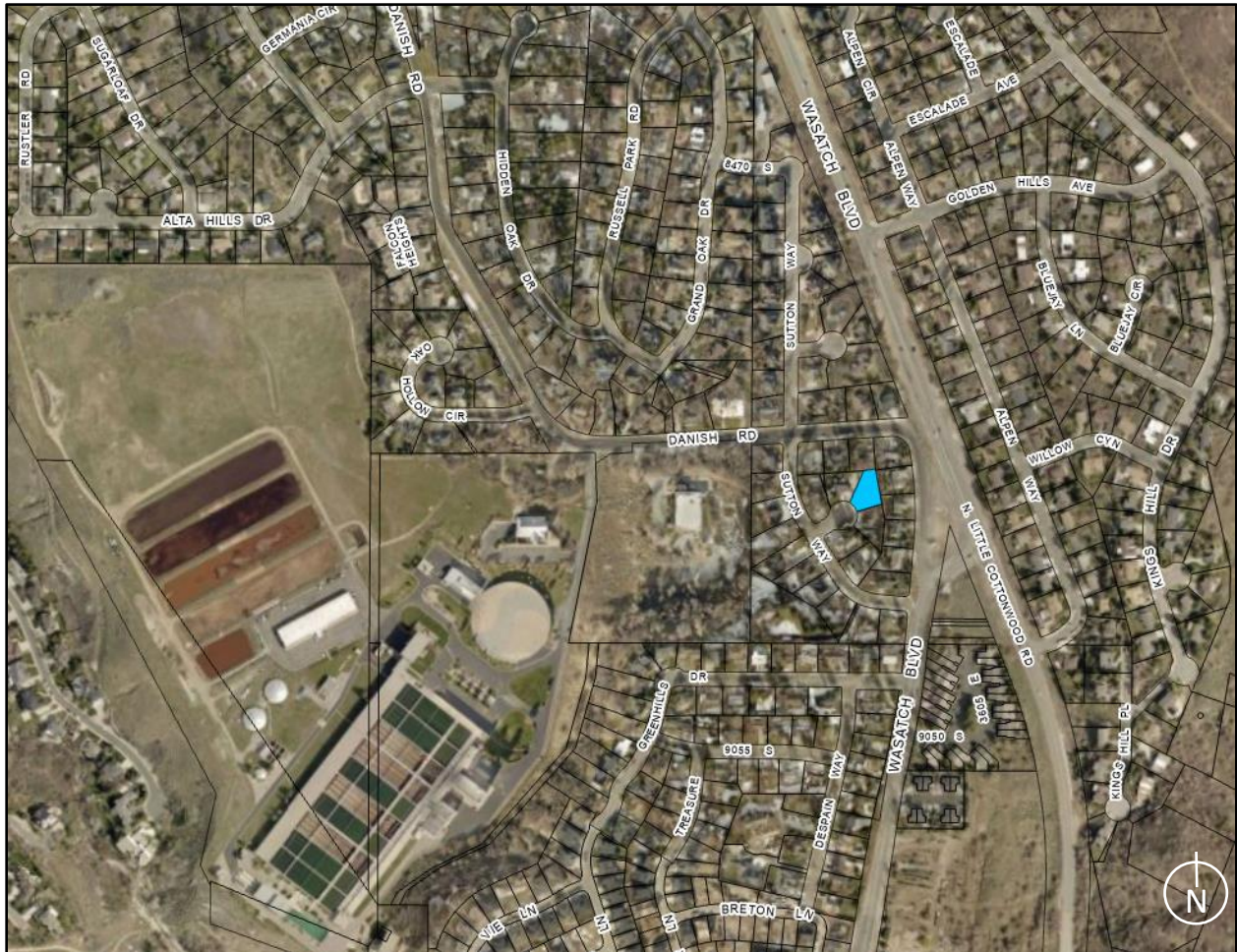




## COUNCIL DISTRICT 4

### NEW PROJECT

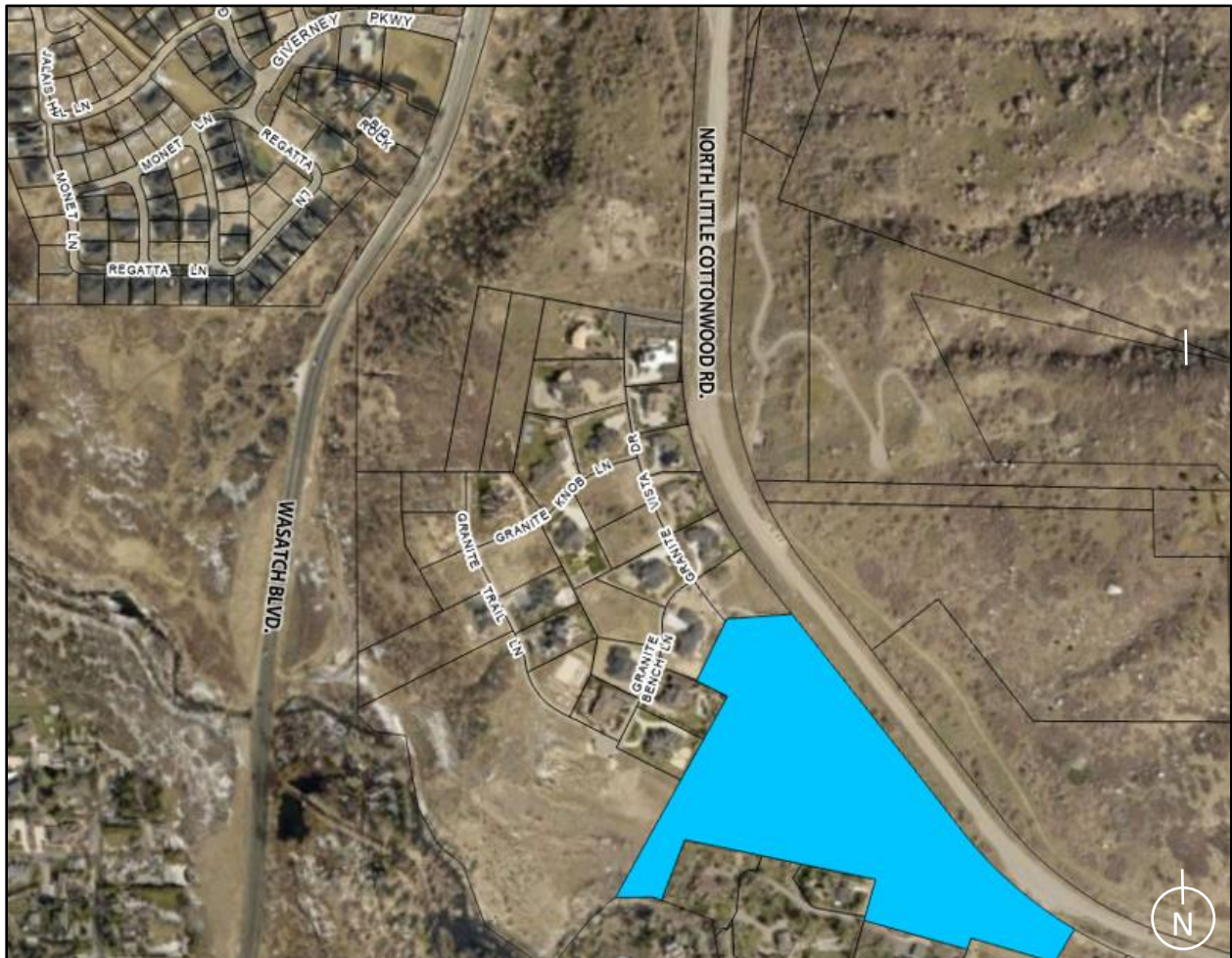
<b>File:</b> LLA-21-002	<b>Project Name:</b> Almicon Lot Line Adjustment
<b>Address:</b> 3555 E. Sutton Ct.	<b>Applicant:</b> Carlos Martin Almicon
<b>Type of Application:</b> Lot Line Adjustment	<b>Project Zoning:</b>
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This application for a lot line adjustment at 3555 E. Sutton Ct. is part of a backyard landscaping project in which the applicant requires additional yard space to fit proposed pool and deck improvements. The application has gone through initial staff review, and is currently pending resubmittal by the applicant.	



## COUNCIL DISTRICT 4

### PROJECT UPDATE

<b>File:</b> SUB-21-003	<b>Project Name:</b> Superior Peak Village PUD
<b>Address:</b> 3802 E. North Little Cottonwood Rd.	<b>Applicant:</b> QRD LLC & CW Management Corporation
<b>Type of Application:</b> Subdivision/PUD	<b>Current Zoning:</b> R-1-15
<b>Next Meeting:</b> To be Determined	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This Planned Unit Development application proposes to subdivide property at 3802 E. Little Cottonwood Rd. into 27 single-family units with common area interspersed throughout. The first review of this project was sent in August, and staff is waiting for updated plans to be submitted. After these preliminary stages of staff review are complete, the project will be scheduled for public hearing and consideration by the Planning Commission.	



## District 4

### Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0702	NSFD - Giverny Lot 339	New SFD	9278 S SAN GIORGIO LN	4
BP.21.0653	NSFD - Giverny Lot 331	New SFD	9292 S TROUVILLE LN	4
BP.21.0631	NSFD - Giverny Lot 335	New SFD	9315 S TROUVILLE LN	4
BP.21.0542	Seismic Station - Fire Station #116	Tenant Improvement	8303 S WASATCH BLVD	4
BP.21.0485	NSFD - Bonnet	New SFD	2994 E 7375 S	4
BP.21.0323	NSFD - Narasipura	New SFD	9457 S Granite Vista Dr	4
BP.20.0415	NSFD - DeYoung	New SFD	3641 E GRANITE BENCH LN	4



## CITY-WIDE PROJECTS

### PROJECT UPDATE

**Project:** Accessory Dwelling Unit Text Amendment

**Address:** City-wide

**Type of Application:** Text Amendment

**Staff Contact:** Mike Johnson

*During their September 21, 2021 meeting, the City Council approved a city-initiated Accessory Dwelling Unit (ADU) ordinance, in compliance with House Bill 82 (HB82) from the 2021 Utah Legislative Session, which allows internal ADUs as permitted uses in all single-family zones across Utah. Staff has prepared an ADU webpage to provide residents with information on the ADU process: [www.ch.utah.gov/adu](http://www.ch.utah.gov/adu)*

### PROJECT UPDATE

**Project:** Open Space Master Plan

**Address:** City-wide

**Type of Application:** Master Plan Adoption

**Staff Contact:** Mike Johnson

*In response to public concerns over a potential trail along Little Cottonwood Creek, the City Council instructed staff to update the Open Space Master Plan to show an altered trail location that does not directly follow the Creek's alignment. This amendment will be discussed by the Planning Commission during its October 6, 2021 meeting, and the Parks, Trails, and Open Space Committee at its October 20, 2021 meeting, prior to returning to City Council.*

### PROJECT UPDATE

**Project:** Mid Valley Active Transportation Plan

**Address:** Regional

**Type of Application:** Master Plan Adoption

**Staff Contact:** Andy Hulka

*This regional plan, coordinated by Wasatch Front Regional Council, envisions an enhanced active transportation network interconnected through Cottonwood Heights, Holladay, Millcreek, Murray, Midvale, and Taylorsville. The plan consultant, Avenue Consultants, will introduce this planning effort to the Planning Commission during its October 6, 2021 meeting.*

### PROJECT UPDATE

**Project:** General Plan Update

**Address:** City-wide

**Type of Application:** General Plan Amendment

**Staff Contact:** Mike Johnson

*Staff is scheduling public office hours and working on additional public engagement methods to receive feedback on draft plan goals. The project website, [www.cottonwoodheightstomorrow.org](http://www.cottonwoodheightstomorrow.org), will be continually updated as engagement opportunities are formalized.*

<b>PROJECT UPDATE</b>
<b>Project:</b> Short-Term Rental Text Amendment
<b>Address:</b> City-wide
<b>Type of Application:</b> Text Amendment
<b>Staff Contact:</b> Mike Johnson
<i>During its August 4, 2021 meeting, the Planning Commission forwarded a recommendation of approval to the City Council for this city-initiated text amendment to clarify enforcement protocols and other administrative elements of the short-term rental ordinance. This amendment will be introduced to the City Council for discussion in October 2021.</i>

<b>ECONOMIC DEVELOPMENT UPDATE</b>
<b>PROJECT UPDATE</b>
<b>Project Location:</b> City-Wide
<b>Staff Contact:</b> Mike Johnson & Sherrie Martell
September 2021 <ul style="list-style-type: none"> <li>• Announced Cottonwood Heights Landscape Beautification Winners at City Council – Sept 7</li> <li>• Economic Resiliency Stakeholder GSBS (general plan) meeting with Misti Milner from Beckstrand &amp; Associates and Nate Thompson from Nuterra Partners/Mecca Management – Sept 14</li> <li>• Meeting with Millcreek Economic Development (Josie Showalter) on business directory – Sept 15</li> <li>• Meeting with CHBA Director Miriam Aiazzi – Sept 16</li> <li>• EDCUtah Annual Meeting – Sept 22</li> <li>• CHBA – Leverage Fitness free clinic Cutoff Cognitive Decline – Sept 23</li> <li>• Continued Love Your Locals event featuring Fitness Together and Leverage Solutions</li> </ul>